



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

September 1, 2022

Andreas Pemsel
33502 SE 126th St
Issaquah, WA 98027

RE: Pemsel Variance Application (VA-22-00004) – Deemed Complete

Parcel # 458435

Dear Applicants,

Kittitas County Community Development Services received an Administrative Setback Variance request on July 29, 2022 to reduce the required setback from the front lot line from 25 feet to 0 feet to construct a 16-foot tall retaining wall on the property and in the County Right of Way. The application was deemed incomplete on August 26, 2022 as the request did not include the structure as part of the setback request even though it was in the required 25-foot setback as seen KCC 17.60.060 (b). The required updated materials were provided to Kittitas County on August 30, 2022. The subject property is zoned LAMIRD Type 1 Residential. This parcel (458435) is located off of Snoqualmie Drive in the Snoqualmie Pass Area and bears Assessor's map number 22-11-15050-0042. Your application has been determined **complete** as of September 1, 2022.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons. This includes a 15-day comment period.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. A decision will be issued based upon comments received, and the proposal's consistency with Kittitas County Code 17.84, along with any other applicable codes and statutes.

If you have any questions regarding this matter, I can be reached by e-mail at jeremiah.cromie@co.kittitas.wa.us or phone at 509-962-7046

Sincerely,

Jeremiah Cromie
Planner II
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926